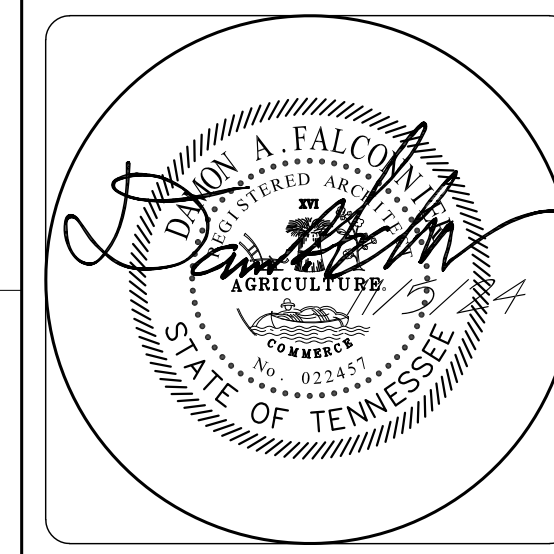




4622 Chambliss Avenue
 Knoxville, TN 37919
 Phone 865.584.7868
 Fax 865.584.3139
 faldesco@gmail.com
 © copyright 2024



DUPLEX ADDITION
 11-C-24-SU

GATEWAY ENTERPRISE LLC
 1424 NOLAN AVE.
 KNOXVILLE, TN 37921

SITE LAYOUT PLAN

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF DAMON A. FALCONNIER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM DAMON A. FALCONNIER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY: JGM/GHF
 CHECKED BY: DAF
 ISSUED: 11/05/24
 REVISION(S):

FILE: 2024-027

AC100

DEMOLITION PLAN NOTES: ⬇

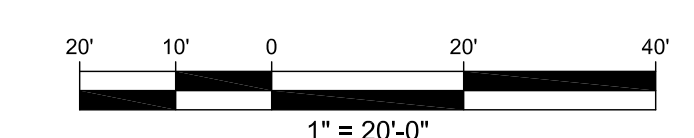
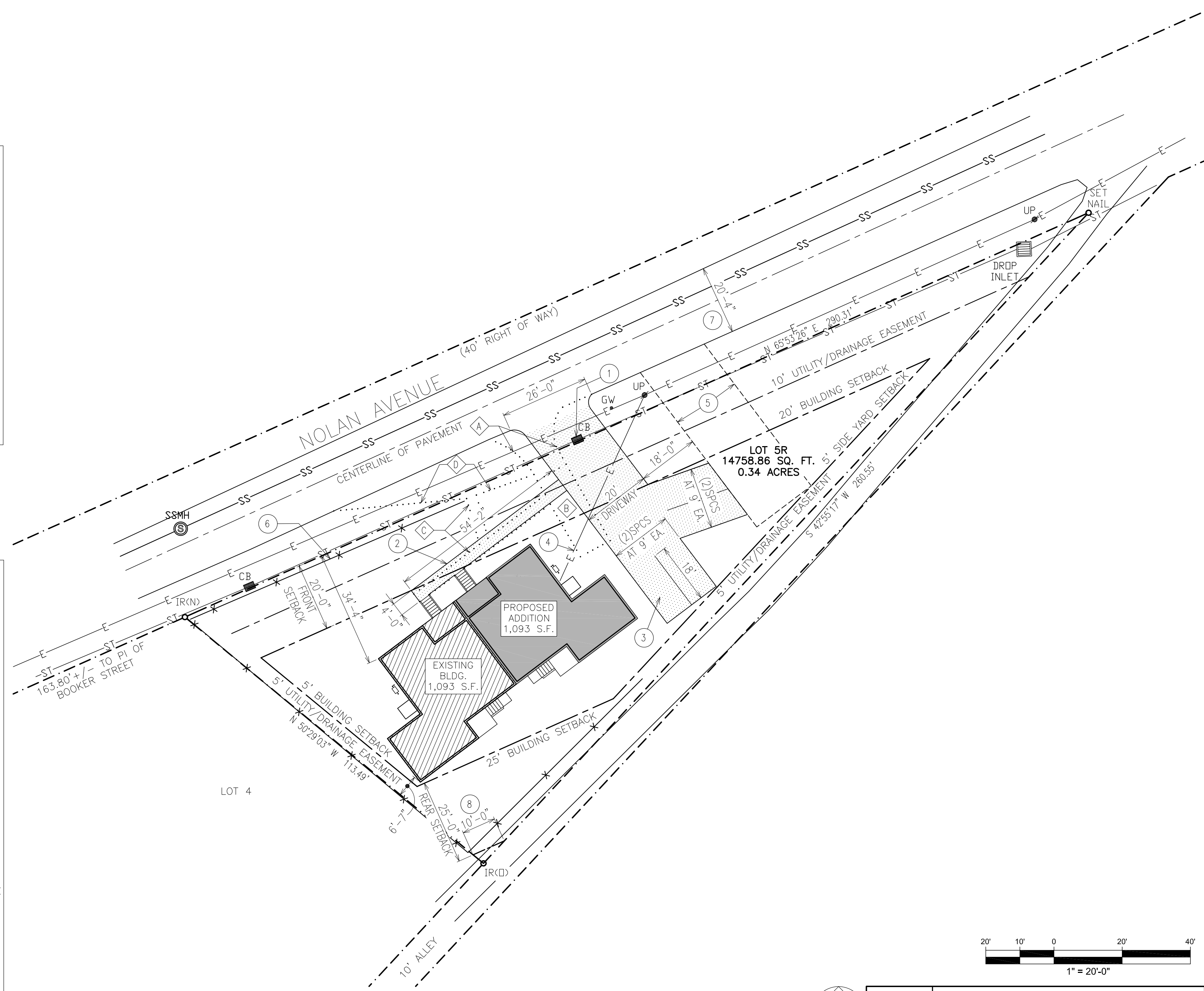
- REMOVE EXISTING ASPHALT DRIVEWAY
- REMOVE EXISTING CONCRETE PARKING SPACE
- REMOVE EXISTING CONCRETE SIDEWALK
- REMOVE PARTIAL ASPHALT PAVING WITHIN STREET RIGHT-OF-WAY.

SITE PLAN NOTES: Ⓢ

- RE-WORK EXISTING STORM SEWER INLET/CATCH BASIN TO ALIGN w/ TOP OF NEW DRIVEWAY
- NEW CONCRETE SIDEWALK TO NEW STAIRS
- NEW PAVED DRIVEWAY/PARKING AREA FOR (4) CARS
- NEW OVERHEAD ELECTRIC SERVICE TO NEW METERS. COORDINATE WITH KUB.
- ALTERNATE DRIVEWAY LOCATION TO AVOID EXISTING STORM WATER INLET (WILL NOT INCREASE STATED IMPERVIOUS AREA CALCULATION).
- EXISTING FENCE TO REMAIN.
- NOLAN AVENUE IS < 20'-0" WIDE.
- 10'-0" LONG IMAGINARY REAR PROPERTY LINE PARALLEL TO FRONT PROPERTY LINE FOR DETERMINING REAR SETBACK.

SITE INFORMATION:

MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN
 SITE ZONE: RN-2
 PARCEL ID: 094BH031
 BLOCK: 21/21084
 WARD: 20
 AREA: 14,758.86 S.F. (0.34 ACRE)
 BUILDING AREA:
 30% BUILDING AREA: 4,427.6 MAX > 2,186 S.F. PROPOSED
 IMPERVIOUS AREA:
 40% ALLOWABLE: 5,903.5 S.F. MAX > 3,878 S.F. PROPOSED
 REQUIRED PARKING:
 2 PARKING SPACES PER DWELLING UNIT (11.4, TABLE 11-2)
 2 DU x 2 = 4 REQUIRED PARKING SPACES
 PARKING WILL BE IN A SIDE-YARD DRIVEWAY, NOT IN FRONT OF THE BUILDINGS SINCE FRONTAGE > 75'
 LANDSCAPING AND TREE PROTECTION:
 THE REQUIREMENT OF THE PRESERVATION OF 6 TREES PER ACRE OR THE PROVISION OF 8 NEW TREES PER ACRE WILL BE DETERMINED IN THE PERMITTING PHASE.
 0.34 ACRE x 6 = 2 PRESERVED TREES OR 3 NEW TREES
 SITE PLAN PREPARED FROM SURVEY AUTHORED BY GARY L. ROSS-RLS, ARCHITECT'S FIELD OBSERVATIONS, PLAT INSTRUMENT #200007270006081 (HOWARD T. DAWSON-RLS) AND PUBLICLY AVAILABLE KGIS DATA. THIS DRAWING IS NOT A SURVEY OR A PLAT.



A1 SITE PLAN
 1" = 20'-0"

11-A-24-SU
 Rev 2 - 11.05.24

6

5

4

3

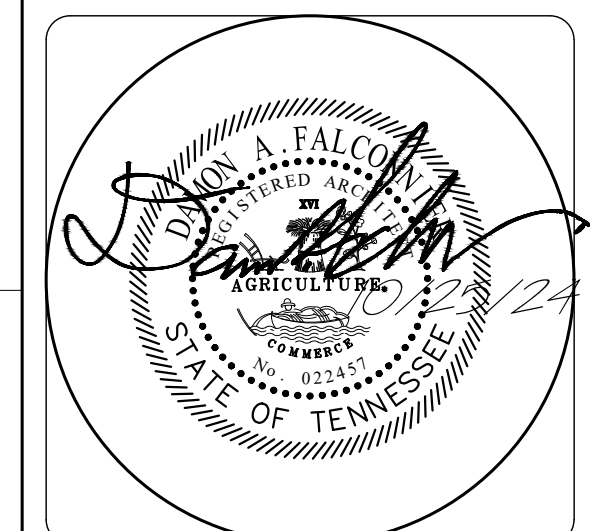
2

1



FALCONNIER
DESIGN COMPANY

4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3139
faldesco@gmail.com
© copyright 2024



DUPLEX ADDITION
11-C-24-SU

GATEWAY ENTERPRISE LLC
1424 NOLAN AVE.
KNOXVILLE, TN 37921

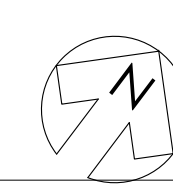
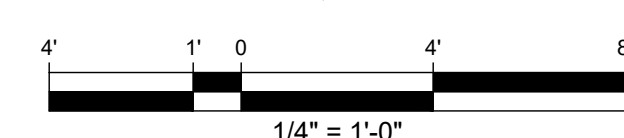
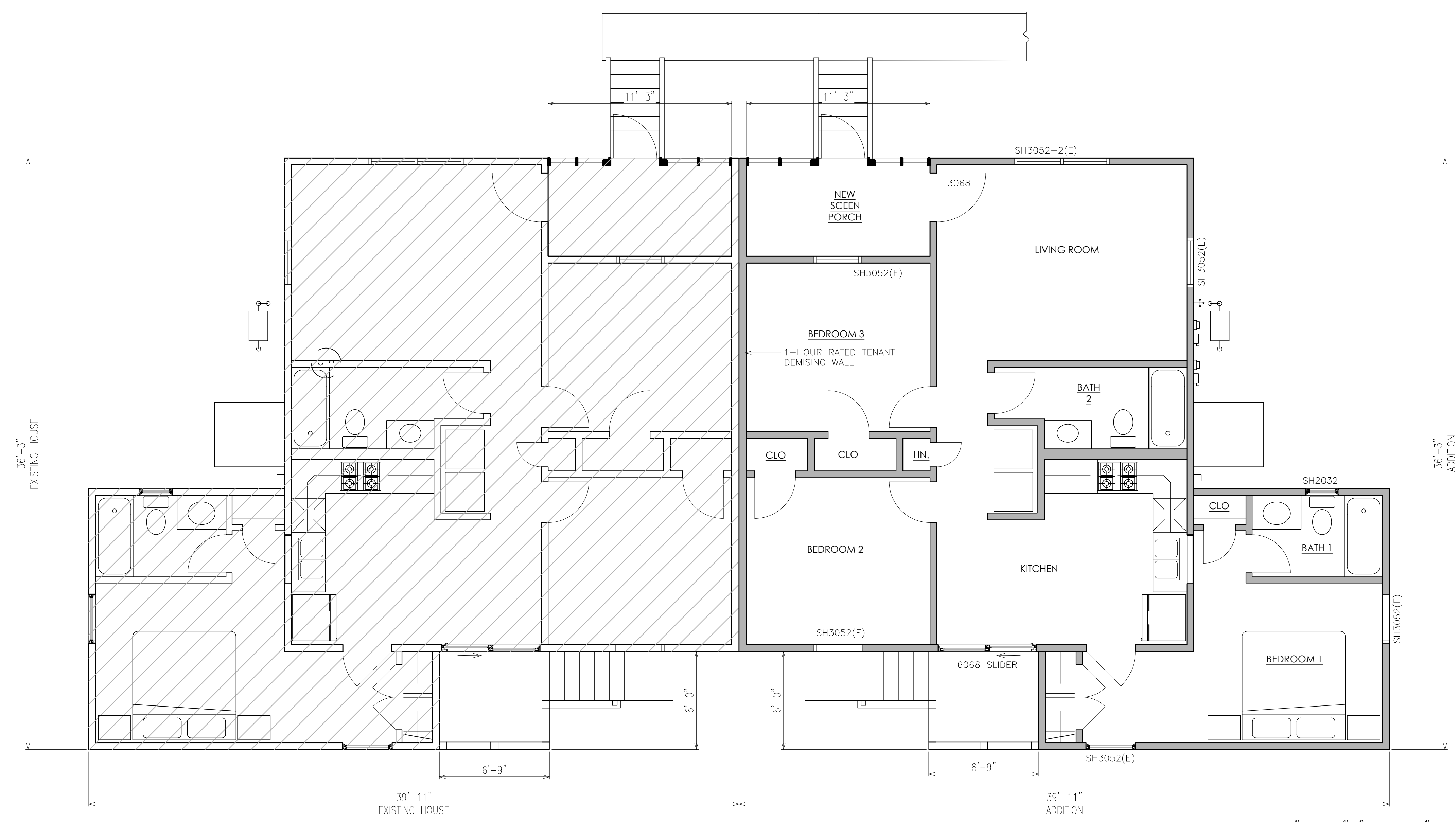
FLOOR PLAN

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF DAMON A. FALCONNIER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM DAMON A. FALCONNIER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY: JGM
CHECKED BY: DAF
ISSUED: 10/25/24
REVISION(S):

FILE: 2024-027

A-100



A1 FLOOR PLAN
1/4" = 1'-0"

6

5

4

3

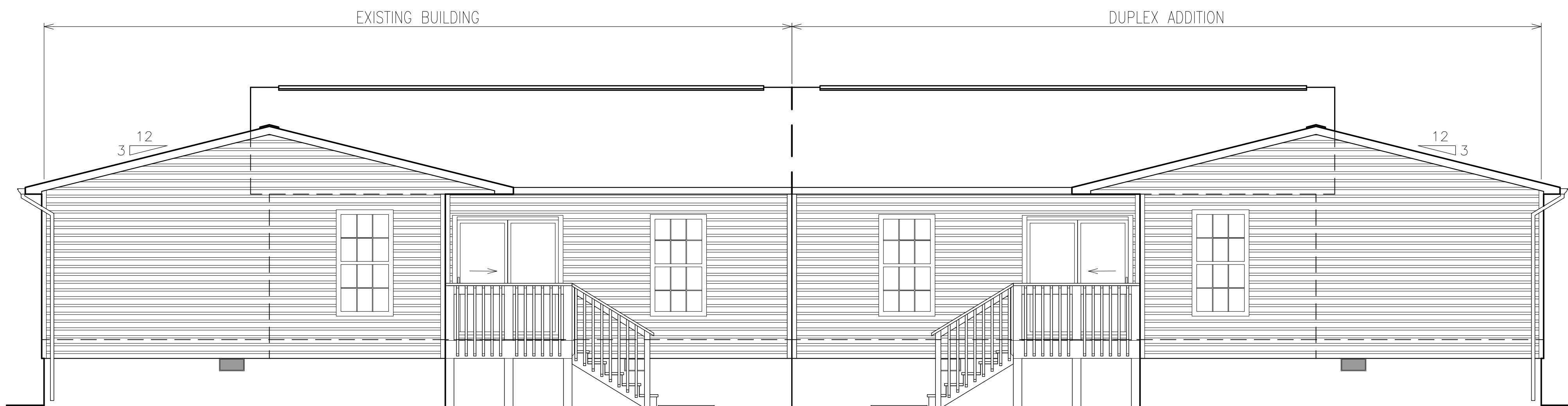
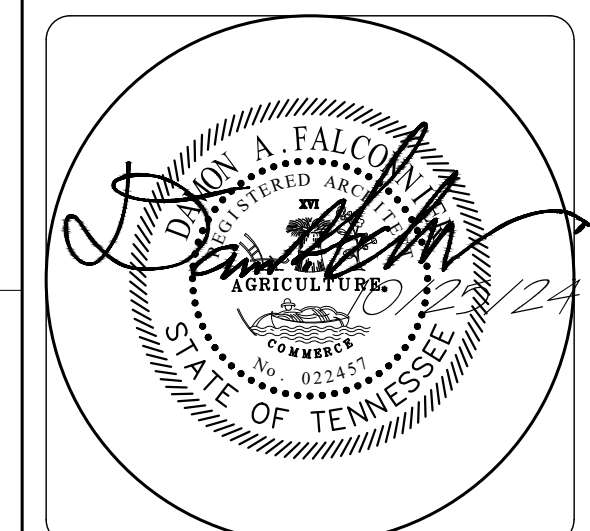
2

1

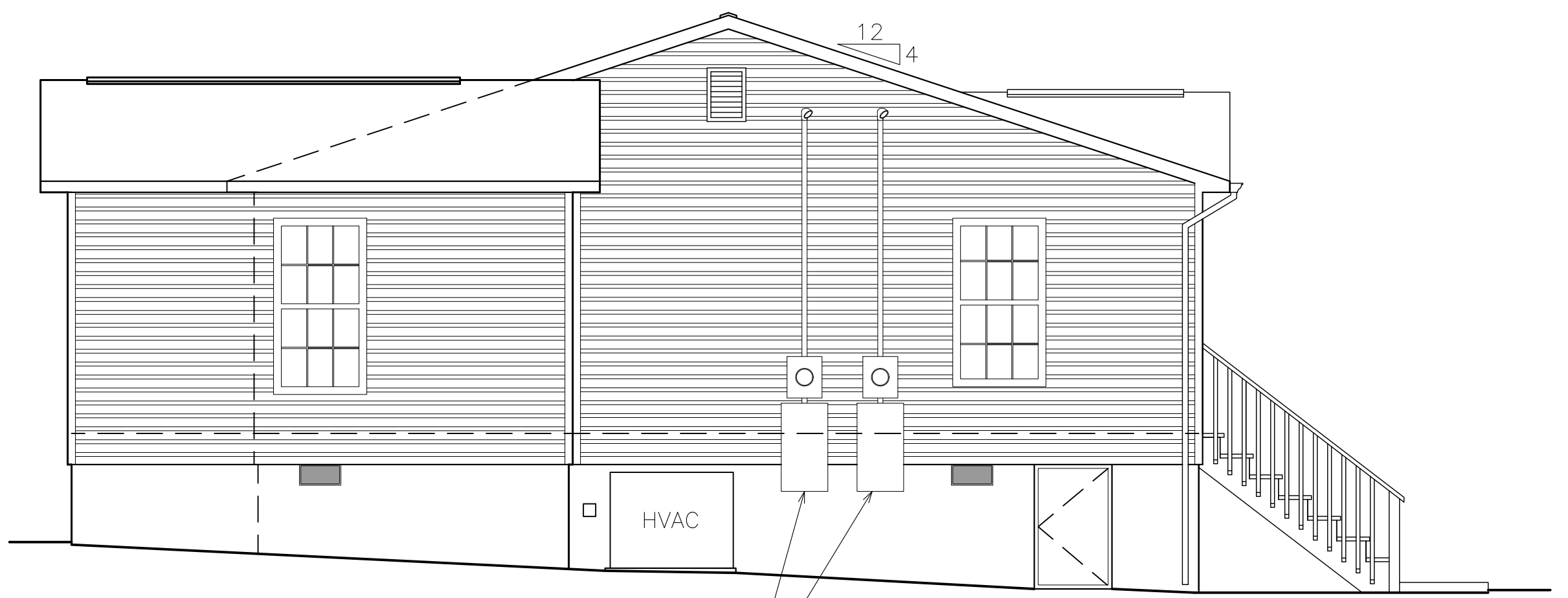


FALCONNIER
DESIGN COMPANY

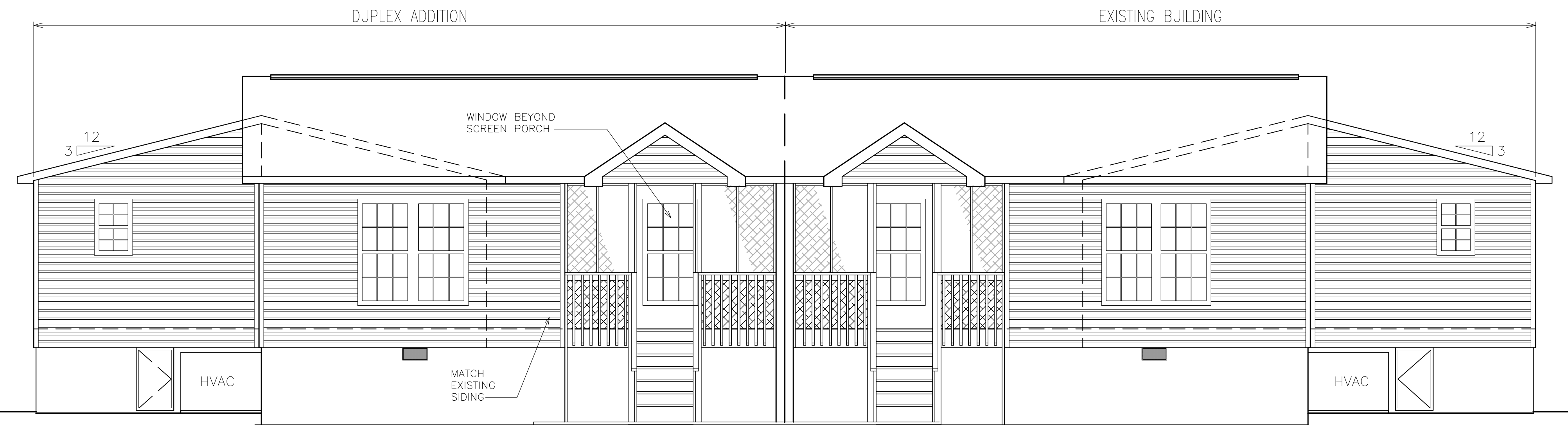
4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3139
faldesco@gmail.com
© copyright 2024



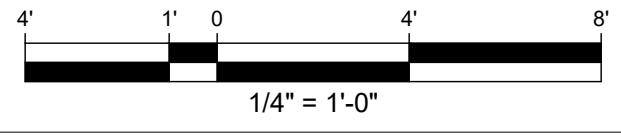
D1 REAR (SOUTH) ELEVATION
1/4" = 1'-0"



B1 LEFT (EAST) ELEVATION
1/4" = 1'-0"



WENESTRATION ADDITION:
FACADE AREA: 532.7 S.F. x 0.15 = 79.91 REQ'D
1 x 33.50 S.F. (3052-2) = 33.50 S.F.
1 x 6.0 S.F. (2032) = 6.0 S.F.
1 x 17 S.F. (3052) = 17 S.F.
TOTAL: 56.50 S.F. > 56.25 REQ'D



A1 FRONT (NORTH) ELEVATION
1/4" = 1'-0"

DUPLEX ADDITION
11-C-24-SU

GATEWAY ENTERPRISE LLC
1424 NOLAN AVE.
KNOXVILLE, TN 37921

ELEVATIONS

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF DAMON A. FALCONNIER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM DAMON A. FALCONNIER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY: JGM
CHECKED BY: DAF
ISSUED: 10/25/24
REVISION(S):

FILE: 2024-027

A-200